

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 20, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton; Messrs. Farmer, Mitch, Rosatone, Stuber & Zagorski

Absent: Ms. Barnes & Egley, Mr. Bragg

Staff:

Lance Grable	Director of BC Office of Planning & Redevelopment
Joseph C. West	Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery	Senior Administrative Assistant
Frank Vescio	Planning Assistant/GIS Coordinator
Dan Distler	Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr - Absent

Guests: Marty Warchol, of BC Conservation District, & Nick Kerin of Rep. Rothfus' office

#### **Approval of previous meeting minutes**

A motion was made by Ms. Charlton and seconded by Mr. Mitch to approve the minutes of the August 16, 2016 meeting. Motion carried unanimously.

#### **OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) – Nothing to report. Floodplain – On 8-18-16 Dan conducted 1 of the 3 training sessions; next one is in Belle Vernon. Ohio River Trail – Nothing to report. Beaver County Comp Rec Plan – Nothing to report. EPA Brownfields Coalition Assessment Grant – Joe, Lance and Dan met with Tish Corbett of EPA on 9-1-16. Tish conducted a desk audit. The Brownfields Conference is Oct 25-27 in Lancaster. GIS Update – Joe, Lance, Frank and Dan met with Baker on 9-14-16 concerning future use of GIS in county government. A meeting of the GIS Committee is scheduled for 10-4-16. Appalachian Regional Commission (ARC) – Nothing to report. Freight Plan – Nothing to report. BC Hazardous Mitigation Update – Nothing to report. MS4 – Nothing to report. Beaver County Comprehensive Plan Update – Nothing to report. Ohio River Regional Partnership – Nothing to report. Transportation – Nothing to report. CCBC Housing – Nothing to report.

#### **NEW BUSINESS** **Development**

**Subdivisions for Review and Report (Major)** -- None

#### **Subdivisions for Review and Report (Minor)**

Walters Consol Pl	Griffeth/DeFazio Plan	Northview Est Pl 5 Rev 2	Naomi Price Plan
Beaver Falls City	Darlington Twp	Economy Boro	Economy Boro
Rendos Lot Consol Pl	Ostrom Plan		
Economy Boro	Ohioville Boro		

#### **Proposed Land Developments**

Darlington Twp – Katlyn Schwarzwald LD – Plans to construct a 4,320 sf kennel on Taggart Road, Highway Commercial Zoning  
Potter Twp – Shell Chemicals LD – plans to construct 11 buildings on SR 0018 and I-376, Industrial Zoning.

After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

### **Notifications**

#### **Air Quality Permits**

Ohioville Boro – S H Bell Co - Permit for the Stateline Terminal Project.

#### **Encroachment Permits**

Chippewa & Patterson Twps – PennDOT – Permit for the SR 4008 Braun Rd Bank Stabilization Project.

Harmony Twp – PennDOT – Permit for the SR 2014 Legionville Rd Bank Stabilization Project.

Marion Twp – PennEnergy Res. LLC – Permit for the Connoquenessing Creek Water withdraws to B12 Well Pad Temporary Water Line.

South Hghts, Hopewell, Aliquippa, Ambridge – Hanson Aggregates – Permit for dredging activities in the Ohio River.

#### **NPDES Permits**

Center Twp – CJ Betters Real Estate – Permit for the Brodhead Road Apartments Project.

Economy Boro – Columbia Gas of PA Inc. – Permit for the Conway Wallrose Rd Pipeline Installation Project

Franklin Twp – Great Southern Wood – Permit for the Fombell Yard Paving Project.

New Sewickley Twp – Cranberry Park Associates – Permit for the Hillsboro Barn Project.

North Sewickley Twp – PVE Sheffler – Permit for the Connoquenessing Country Club Dredging Project.

#### **Oil & Gas Permits**

Industry Boro – MPLX Terminals, LLC – Permit for the PA DEP Storage Tanks Programs.

Marion Twp – PennEnergy Resources LLC – Permit for the Beaver Pad 9, Well 1H Renewal Project.

New Sewickley Twp – PennEnergy Resources LLC – Permit for the PER B8 1H & 2H and PER B11 1H Well Permit Renewal Projects.

#### **Solid Waste Permit**

Greene Twp – FirstEnergy Generation, LLC (2) – Permit for the: Little Blue Run Disposal Area –(1) minor permit modification – closure plan, 2) 2<sup>nd</sup> Quarter 2016 Quarterly report

#### **Water Permits**

Beaver Boro – Beaver Boro Mun Auth – Water Allocation Permit for the Beaver Boro Water Works Project

#### **Other**

8-9-16 DEP Letter – Request for Time Extension – closure plan modification technical review – Horsehead Corp – Potter Twp

8-9-16 Allison Park Contractors Inc. – Anderson Rd bridge replacement project – Darlington Twp

8-18-16 DEP Letter – Minor Permit Modification- Completeness review – Little Blue Run – Greene Twp

8-18-16 DEP Letter – Salvaging Area Modification – Brunner Landfill – New Sewickley Twp

8-22-16 DEP Letter 2<sup>nd</sup> Technical Review Deficiency ltr – Valley Waste Serv Transfer Facility – Chippewa, Big Beaver & West Mayfield

8-24-16 PUC Letter – Re: PennDOT request for approval to replace existing bridge where SR 0351 crosses over CSX tracks in Koppel & one track of Norfolk Southern Railway Co in North Sewickley Twp

8-30-16 – PUC letter – Re: PA Turnpike Comm alteration of crossing – Homewood & Big Beaver Boro, Beaver County alteration of crossing Homewood Viaduct/Norfolk Southern Corp - Homewood

### **OTHER**

#### **Consistency/General Comment Letters - (Approval/Ratification)**

- MPLX Terminals, LLC – PA DEP Storage Tanks Program – Industry Boro & oil & gas permit (R)
- Hanson Aggregates – Montgomery Pool Ohio River dredging - So Hghts/Hopewell/Aliquippa/Ambridge & encroachment permit (R)
- PVE Sheffler – Connoquenessing Country Club dredging – North Sewickley Twp & NPDES permit (R)
- Columbia Gas of PA, Inc. – Conway Wallrose Rd Pipeline Installation Project- Economy Boro & NPDES permit (R)
- C.J. Betters Real Estate – Brodhead Road Apartments Project – Center Twp & NPDES permit (R)
- Great Southern Wood – Fombell Yard Paving Project – Franklin Twp & NPDES permit (A)
- Cranberry Park Associates – Hillsboro Barn Project – New Sewickley Twp & NPDES permit (A)
- Betters Acquisition Group, LLC – The Willows Project – Industry Boro & NPDES permit (A)
- Tri State River Products, Inc. – encroachment permit – Conway, Freedom, Monaca, Beaver, Center, Vanport & Potter (A)

A motion was made by Mr. Stuber and seconded by Mr. Zagorski to accept/ratify the above letter and the motion carried unanimously.

#### **Miscellaneous/Informational**

- Lawrence County Draft Comprehensive Plan – Focus Lawrence County 2016 – Joe reported was submitted to our office for information.

### **Adjournment**

There being no further business, Mr. Zagorski made the motion to adjourn and Mr. Stuber seconded. Motion carried unanimously and the meeting was adjourned.